
New Hampshire Office of Energy and Planning

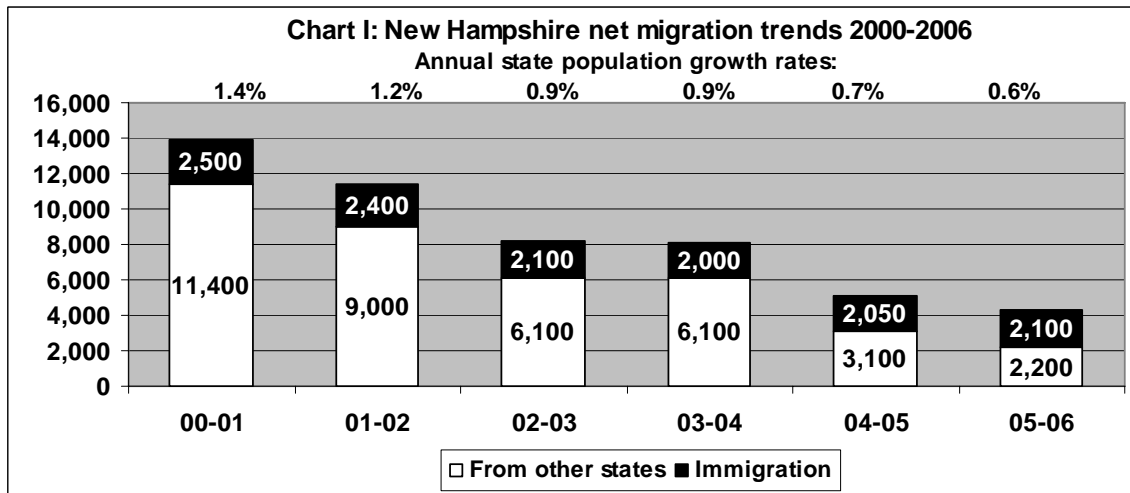
Community Planning: its Impact on our Future Well Being

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Myth I : New Hampshire is growing too rapidly, and that must be stopped

Fact: New Hampshire pop 2006: 1.3 million, & growing well below US average



Source: US Census Bureau

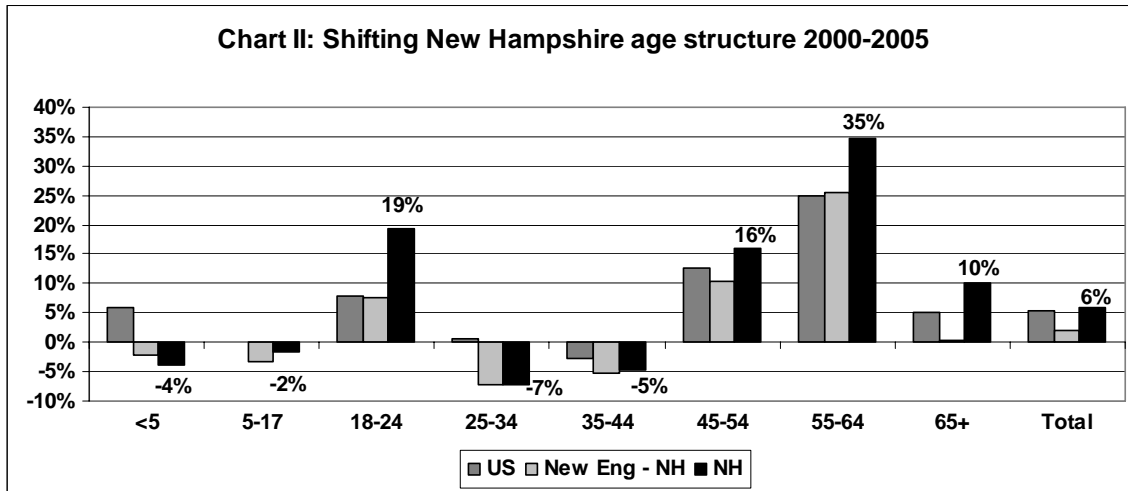
Table I: New Hampshire County growth trends since 2000

County	# Residents '06	Pct. C '05-'06	Growth components '05-'06		K-8 enrollment Pct. C '00-'05
			Births-deaths	Net migration	
Belknap	61,600	0.2%	- 18	148	- 2%
Carroll	47,500	0.9%	- 105	536	- 8%
Cheshire	77,400	0.4%	111	215	- 10%
Coos	33,000	- 0.4%	- 124	- 19	- 7%
Grafton	85,300	0.6%	- 5	528	- 6%
Hillsborough	402,800	0.6%	2,021	178	- 3%
Merrimack	148,100	0.9%	238	998	- 3%
Rockingham	296,300	0.7%	1,018	981	- 3%
Strafford	120,000	0.8%	478	493	- 2%
Sullivan	43,000	0.4%	-37	211	- 7%
Statewide	1,315,000	0.6%	3,577	4,269	- 4%

Reality: Such low population growth will result in reduced future economic growth.

Myth II : Permitting age restricted housing has no cost associated with it

Fact: Permitting over 3,500 such units since 2000 has accelerated aging our state



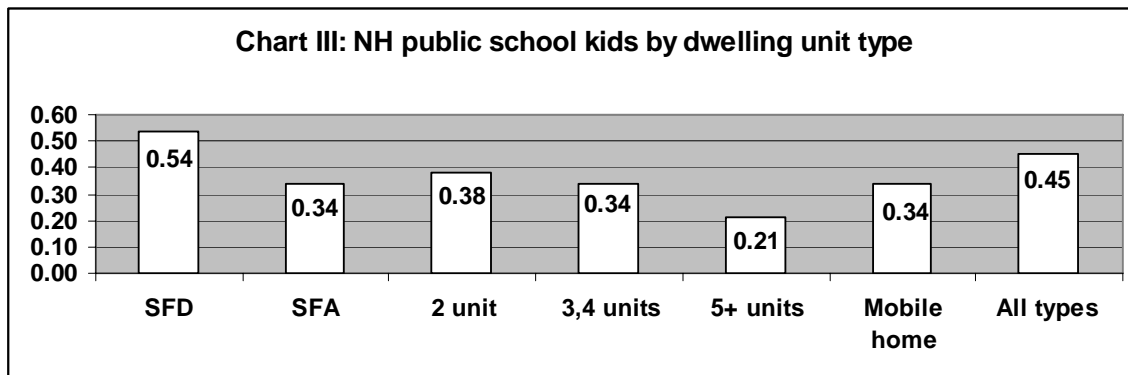
Source: Census Bureau

- People ages 65 + are rising rapidly in NH but not in other New England states
- People age 18-24 are growing fast, but little incentive for them to stay as they age
- The highest growth rate & largest increase is, as expected & planned, ages 55-64

Reality: When a state ages more rapidly than is normal workforce growth slows, the cost of healthcare and labor rises, and retail sales diminish. None of those factors is positive for economic growth and most act to reduce our overall competitiveness.

Myth III: Every unrestricted new home will put 2 kids in school & raise taxes

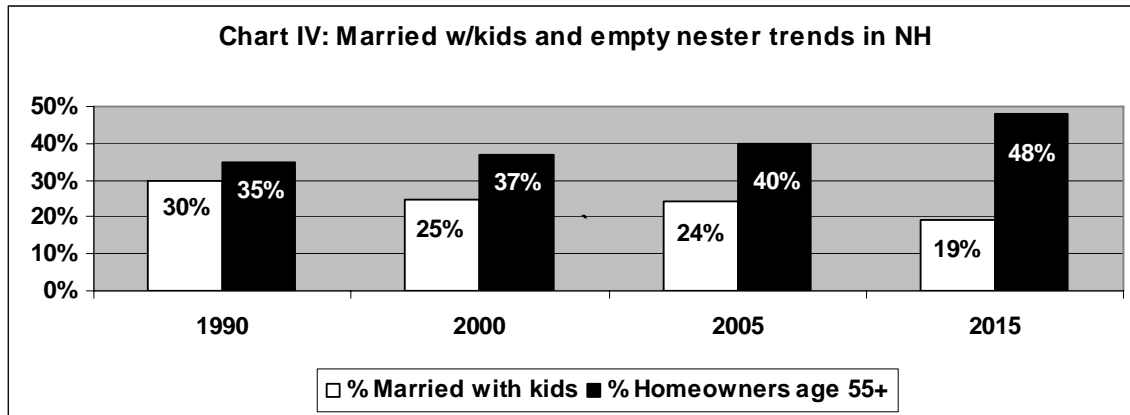
Fact: NHHFA study shows that each new single family dwelling adds 0.54 kids



Source: New Hampshire Housing Finance Authority study www.nhhfa.org

Myth IV: Buying land to prevent new homes will lower property taxes

Fact: Towns that issue bonds to buy large tracts of land to prevent development and don't diminish town services must raise taxes on remaining homeowners.

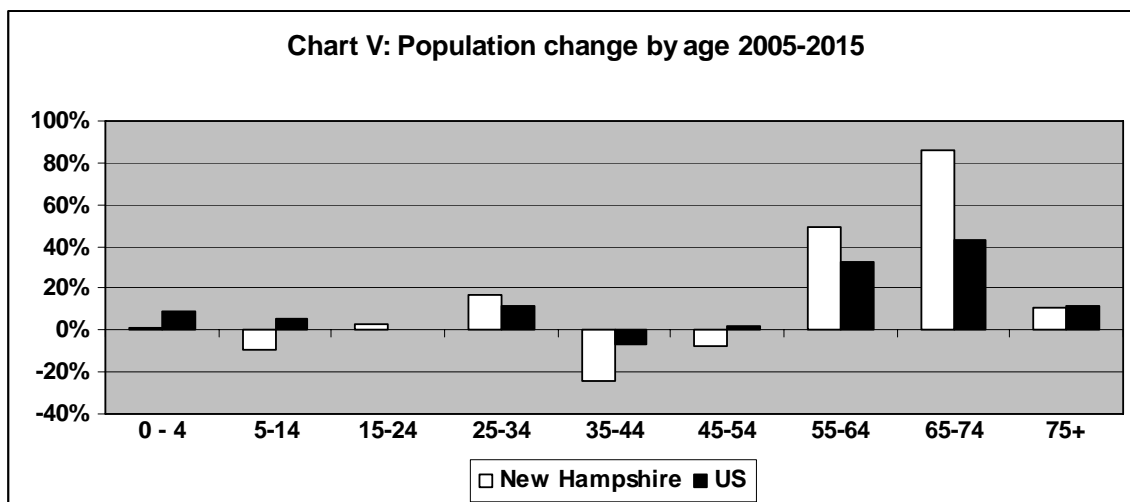


Source: Census Bureau & author's projection

Reality: Cluster housing allows for an increase in taxable property while at the same time preserving large parcels of open space without the need for a bond issue.

Myth V: What we do in our town has no effect on the state's economy

Fact: Preventing workforce housing but incentivizing retirees will have a big effect



Source: Census Bureau

Reality: Without more workforce housing we cannot meet the 21st century educational needs of our children, the workforce needs of our industries, the healthcare needs of our elderly population or sustain any economic growth.